

SEMINOLE COUNTY GOVERNMENT
 1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
 SANFORD, FLORIDA 32771

PROJECT NAME:	ST JAMES PORTABLES - PRE-APPLICATION	PROJ #: 24-80000061
APPLICATION FOR:	DR - PRE-APPLICATION DRC	
APPLICATION DATE:	5/06/24	
RELATED NAMES:	EP KIP COLEMAN	
PROJECT MANAGER:	JOY GILES (407) 665-7399	
PARCEL ID NO.:	22-19-30-5AD-0000-0130	
PROJECT DESCRIPTION	PROPOSED SITE PLAN FOR TWO PORTABLE STRUCTURES ON 1.19 ACRES IN THE A-1 ZONING DISTRICT LOCATED ON THE NORTH SIDE OF NARCISSUS AVE, WEST OF RIVERVIEW AVE	
NO OF ACRES	1.19	
BCC DISTRICT	5: HERR	
CURRENT ZONING	A-1	
LOCATION	ON THE NORTH SIDE OF NARCISSUS AVE, WEST OF RIVERVIEW AVE	
FUTURE LAND USE-	LDR	
APPLICANT:	CONSULTANT:	
FATHER MARC VERNOY SOCIETY OF ST PIUS X ORLANDO 500 RIVERVIEW AVE SANFORD FL 32771 (407) 212-3032 PRIORYSECRETARY@STMPA.NET	KIP COLEMAN KC ARCHITECTURE 6749 TIFFANY ROSE PL SANFORD FL 32771 (925) 595-4585 KIP@KC-ARCHITECTURE.COM	

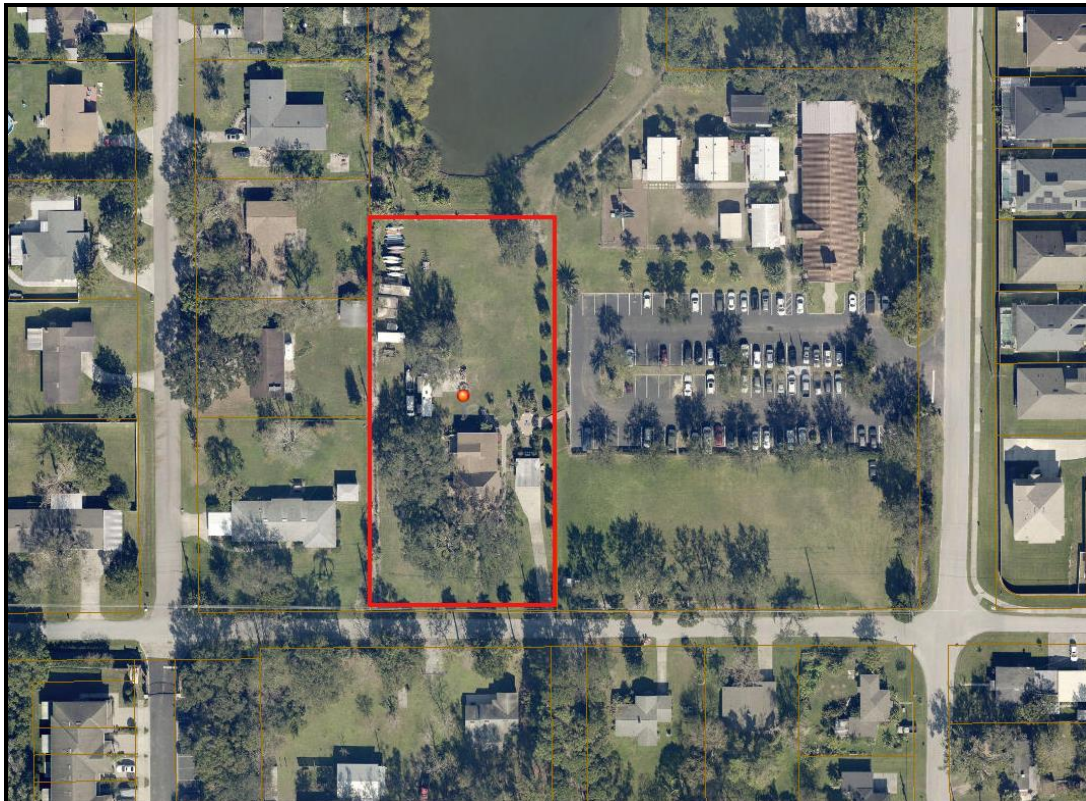
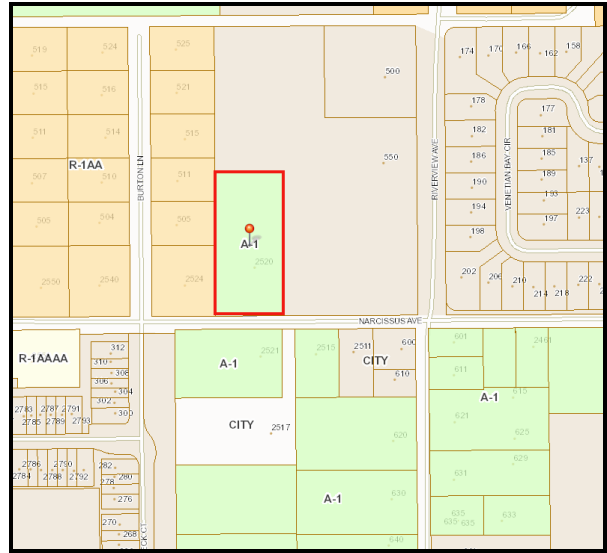
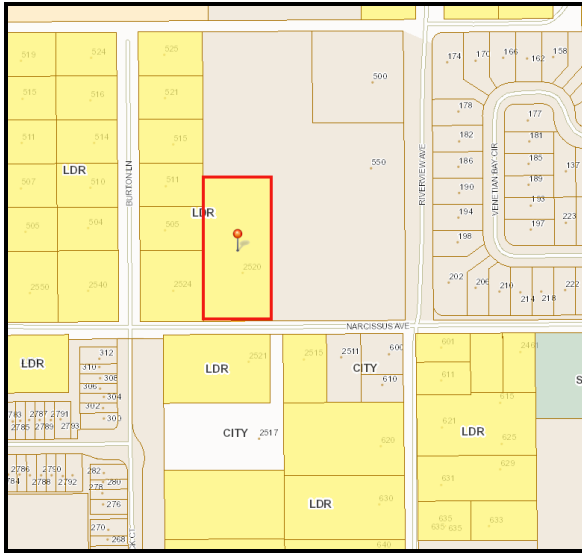
Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review.

The development project review will be completed utilizing Electronic Plan Review (ePlan). For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide that can be found [HERE](#).

PROJECT MANAGER COMMENTS

- The subject site has a Low Density Residential Future Land Use and A-1 (Agriculture) zoning.
- The proposed addition of two portables for the expansion of the existing church office is permitted under the existing zoning.

PROJECT AREA ZONING AND AERIAL MAPS



AGENCY/DEPARTMENT COMMENTS

	REVIEWED BY	TYPE	STATUS
1.	Buffers and CPTED	Buffer information can be found here: https://www.municode.com/library/fl/seminole_county/codes/land_development_code?nodet=SECOLADECO_CH30ZORE_PT67LASCBU	Info Only
2.	Buffers and CPTED	Please refer to the SCLDC sections 30.14.5 and 30.14.3.1 on opacity and plant groups.	Info Only
3.	Buffers and CPTED	Due to overhead utility lines along the south portion of the property, only understory trees and shrubs may be planted.	Info Only
4.	Buffers and CPTED	A full buffer review will be done at time of site plan review, or at rezone if rezoning to a Planned Development. Supplemental plantings may be required at site plan if existing vegetation is not adequate.	Info Only
5.	Buffers and CPTED	For a complete Buffer Review Please provide the following with the site plan application: 1. Net buildable Area. 2. Hours of Operation. 3. Floor Area Ratio. 4. Impervious Surface Ratio. 5. Building Height in feet.	Info Only
6.	Buffers and CPTED	Per Sec. 30.14.15. Screening: Mechanical equipment, refuse areas, and utilities visible from residential properties or public rights-of-way must be screened in accordance with this section.	Info Only
7.	Building Division	Any building construction and/or modification will require Building permits and engineered plans to meet the current 8th ed (2023) Florida Building Codes.	Info Only
8.	Comprehensive Planning	The Low Density Residential (LDR) future land use designation considers houses of worship to be a use that is allowed as a special exception.	Info Only
9.	Comprehensive Planning	The subject property is adjacent to the City of Sanford. Seminole County will provide an intergovernmental notice to the City of Sanford.	Info Only
10.	Environmental Services	This development is not within Seminole County's utility service area. Please coordinate with the City of Sanford to service this development.	Info Only
11.	Planning & Development	INFORMATIONAL: County staff has reviewed the subject project based on the information you have provided to us and have compiled the following information for your use. Please be advised, these comments are intended to assist you in finding information that will enable you to prepare for your plan review. They are not intended to replace or exempt you from the applicable Codes and Ordinances as they pertain to your project. These comments are informational only and do not grant any approvals. Also be	Info Only

		advised, from time to time Codes and Ordinances are amended and the comments provided only reflect the regulations in effect at the time of review. Seminole County Land Development Code: http://www.seminolecountyfl.gov/guide/codes.asp Seminole County Planning & Development: http://www.seminolecountyfl.gov/gm/	
12.	Planning & Development	The subject site has a Low Density Residential Future Land Use and A-1 (Agriculture) zoning. Churches and structures appurtenant thereto are permitted under the A-1 zoning classification.	Info Only
13.	Planning & Development	The proposed expansion of the church office space with two prefabricated portables, each being 24-feet by 60-feet in size, will require submittal and approval of an Engineered Site Plan.	Info Only
14.	Planning & Development	Prior to permit approval, an Engineered Site Plan must be submitted for review and approval to the Planning & Development Division. The Site Plan must demonstrate compliance with Seminole County Land Development Code Chapter 40, including but not limited to: Building setbacks, permitted uses, parking, access, buffers and landscaping, public safety, Stormwater, ect.	Info Only
15.	Planning & Development	The proposed project is subject to Site Plan Review Process: SCLDC Chapter 40. Information can be found at: http://cdn.seminolecountyfl.gov/departments-services/development-services/planning-development/development-processes-requirements/index.stml	Info Only
16.	Planning & Development	The building setbacks for the A-1 zoning district are: 50 feet - Front Yard, 30 feet - Rear yard, 10 feet - Side Yard.	Info Only
17.	Planning & Development	The maximum building height is 35 feet.	Info Only
18.	Planning & Development	Parking requirements can be found in SCLDC Part 64 Chapter 30. The dimensional requirements shall meet a minimum net area of 162 square feet, a minimum width of 9 feet and minimum length of 18 feet (for up to 80% of provided parking spaces) and/or a minimum net area of 200 square feet, a minimum width of 10 feet and minimum length of 20 feet (minimum 20% of parking provided).	Info Only
19.	Planning & Development	A minimum of 25% open space shall be provided.	
20.	Public Safety - Fire Marshal	Type of use and size of building may require fire sprinklers and fire alarms.	Info Only
21.	Public Safety -	Adequate water supply with fire flow calculations for fire protection	Info Only

	Fire Marshal	(hydrants) shall be provided per section 18.3 and 18.4 of NFPA 1.	
22.	Public Safety - Fire Marshal	Fire department access road shall have an unobstructed width of not less than 20 ft in accordance with the specifications of NFPA 1, Section 18.2.3.5.1.1	Info Only
23.	Public Safety - Fire Marshal	"All the following items shall be acknowledged and added to the site plan sheets as note: 1. Fire department access roads provided at the start of a project and shall be maintained throughout construction. (NFPA 1, 16.1.4). 2.A second entrance/exit might be required per AHJ if the response time for emergency is exceeded per NFPA 1, Section 18.2.3.3 Multiple Access Roads. 3.A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. This applies to both commercial and residential developments. (NFPA 1, 16.4.3.1). 4.Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. (NFPA 1, 16.4.3.1.3). 5.Fire flow testing shall be performed in accordance with NFPA 291, recommended practice for fire flow testing. 6.A 36 in. clear space shall be maintained around the circumference of fire hydrants and a clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 1/2 in. NFPA 1, 18.5.7. 7.Hydrant shall be marked with a blue reflector in the roadway in accordance with NFPA 1, chapter 18.5.10. 8.Access to gated Subdivisions or Developments shall provide Fire Department access through an approved SOS and Seminole County Knox Key Switch. NFPA 1, 18.2.2.2"	Info Only
24.	Public Safety - Fire Marshal	Access to a door: Fire department access roads shall extend to within 50 FT of at least one exterior door that can be opened from the outside and that provides access to the interior of the building per Section 18.2.3.2.1 NFPA 1	Info Only
25.	Public Safety - Fire Marshal	Hose Lay: Fire Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first floor of the building is located not more than 150 FT (450 FT if equipped with an AUTOMATIC FIRE SPRINKLER SYSTEM) from Fire Department access roads measured by an approved route around the exterior of the building or facility (Section 18.2.3.2.2 and 18.2.3.2.2.1 NFPA 1)	Info Only
26.	Public Safety - Fire Marshal	Dead end fire department access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around per section 18.2.3.5.4 of NFPA 1	Info Only
27.	Public Safety - Fire Marshal	Fire department access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inch (NFPA 1, 18.2.3.5.1.2)	Info Only
28.	Public Safety - Fire Marshal	Fire department access roads shall be designed and maintained to support the imposed loads of 39 tons for fire apparatus and shall be provided with an all-weather driving surface. (NFPA	Info Only

		1,18.2.3.5.2)	
29.	Public Works - Engineering	The subject parcel (Parcel #22-19-30-5AD-0000-0130) was acquired by the Society of Saint Pius X Orlando, FL, Inc. in 2004, after the original Environmental Resource Permit (ERP #88479 - 1) was issued by SJRWMD (10/2/2003). However, it appears that the subject parcel (1.19 acres) was included in its entirety in the original permit as part of the Off-Site Drainage Basin Area (9.58 acres). Considering that the existing building structure (built around 1910) was included in the original Stormwater Management Report, the applicant will need to demonstrate that the existing permitted Wet Detention Pond has sufficient capacity to accommodate the proposed impervious area for the two portable structures, deck and ramp, of over 3,000 square feet. If the permitted pond does not have sufficient capacity, the new generated runoff from the site will need to be adequately treated per the Seminole County and SJRWMD standards. It also appears, from the available SJRWMD database, that the original permit was modified in 2022 (ERP #88479 - 2 issued on 2/25/2022) to include the northeast parcel (Parcel #22-19-30-5AD-0000-013B) that was not included in the original Stormwater Management Report. The new generated runoff from this parcel is now also treated in the permitted Wet Detention Pond.	Info Only

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

DEPARTMENT	REVIEWER
Natural Resources	Sarah Harttung sharttung@seminolecountyfl.gov
Planning and Development	Joy Giles jgiles@seminolecountyfl.gov
Environmental Services	James Van Alstine jvanalstine@seminolecountyfl.gov
Public Works - Engineering	Vladimir Simonovski vsimonovski@seminolecountyfl.gov
Public Safety - Fire Marshal	Matthew Maywald mmaywald@seminolecountyfl.gov
Comprehensive Planning	Doug Robinson
Public Works - Impact Analysis	William Wharton
Buffers and CPTED	Maya Athanas mathanas@seminolecountyfl.gov
Building Division	Jay Hamm

RESOURCE INFORMATION

Seminole County Land Development Code:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/>

Seminole County Comprehensive Plan:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/codes-regulations/comprehensive-plan/index.stml>

Development Services:

<http://www.seminolecountyfl.gov/departments-services/development-services/>

Wekiva Consistency form:

<http://www.seminolecountyfl.gov/core/fileparse.php/3207/urlt/WekivaConReview.pdf>

Seminole County Property Appraiser Maps:

<http://www.scpafl.org>

Seminole County Wetland Information:

<http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/forms-applications-resources/wetl-dock-information.stml>

FEMA LOMR (Letter of Map Revision):

www.fema.gov

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT		www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP	(407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD	(407) 659-4800	www.sjrwmd.com
Health Department	Septic	(407) 665-3621	

Other Resources:

Flood Prone Areas	www.seminolecountyfl.gov/gm/building/flood/index.aspx
Watershed Atlas	www.seminole.wateratlas.usf.edu
Seminole Co. Property Appraiser	www.scpafl.org